

2004 Report of the Town Planner

2004 was an exceptionally busy year for the Town's land use boards and commission. With responsibilities to the Planning Board, Zoning Board of Adjustment and the Conservation Commission, the Planning Department staff processed 170 applications in 2004.

Some very significant project applications were reviewed and approved by the Planning Board including Hannaford's Supermarket, a car wash, two new banks (one of which will be adjacent to the supermarket), and the Catholic church. Other applications submitted to the Planning Board included 11 subdivision applications of two to 19 lots each, boundary line adjustments, voluntary mergers of lots, and a new antiques/resale shop.

During 2004, more applicants took advantage of the Planning Board's conceptual consultation and design review. Both of these processes give the applicant an opportunity to meet with the Planning Board to discuss the development proposal and obtain input from the Board regarding the overall design of a project and to identify issues that the Planning Board will want addressed as part of the final project proposal. Applicants who took advantage of these processes found that their applications moved more quickly through the review and approval process because issues of concern to the Planning Board were identified before the applicant submitted a formal application. The Planning Department staff will continue to encourage applicants to take advantage of these processes.

Because of its favorable tax rate, the new high school and its proximity to major employment centers, Alton has become one of the fastest growing communities in the state. Because of the growth that is taking place in Alton, the Planning Board has recognized the need to revise the town's land use regulations, including the Zoning Ordinance and Master Plan, so that the Town can better address growth that is being experienced in the community. To allow itself the time to accomplish this, the Planning Board approved an Interim Growth Management Ordinance that the citizens of the community will vote on at Town Meeting in March 2005.

During this interim period, the Planning Board, with participation from the citizens of the community, will revise the Town's Master Plan and Zoning Ordinance. The Master Plan is the town's policy statement to guide future growth and development. It will also guide the Planning Board in its development of the town's land use regulations while striving to balance development needs with the need to conserve and protect the town's environmental resources. The Planning Board will actively seek the participation of the town's citizens as the Board works its way through the revision process. In the end, the Planning Board and the town's citizens will have a plan to help the town protect and enhance the unique experience of life that is Alton.

Respectfully submitted,

Kathy Menici
Town Planner

Case #	Map/Lot	Applicant	App.	Property	Date App.	Date App.	Date	# Lots	Comments
		Name	Type	Location	Rec'd.	Accepted	Apprvd.	Apprvd.	
P00-13	58/5,5B,5C	Prudhomme	Subd.	Rum Point			11/13/00	23	3 L/C's Exp.
P00-25	6/40	Esker	Subd.	Stockbridge Corner	10/12/00	11/13/00	11/14/01	19	L/C Exp. Aug. 2004
P01-27	15/1-1	Lundy	Subd.	Route 28	08/20/01	10/09/01	02/11/02	6	L/C Exp. 7/29/04
P01-30	6/5,5-1	L&D Realty Tr./Caley	Subd.	Suncook Valley Rd.	09/17/01	11/13/01	04/08/02	25	L/C Exp. 10/2/05
P03-07	16/19A	Scribner	Subd.	Route 11A	03/18/03	05/12/03			Compliance Review 2-17-04
P03-39	32/13	Gillan	Site Rev.	Route 11	11/17/03				Litigation Against ZBA - On Hold
P03-40	15/15&15-6	Weldon	Vol. Mrgr.	Chestnut Cove Rd.	11/17/03		05/10/04		
P03-41	15/15-6,7&8	Weldon	BLA	Chestnut Cove Rd.	11/17/03	12/08/03	05/10/04		
P04-01	16/16	Bollinger	Subd.	County Rd.	12/16/03	01/12/04	01/12/04	2	
P04-02	8/3 & 3-2	Williams&WW Ralph	BLA	Route 140	12/19/03	02/09/04	02/09/04		
P04-03	32/54 & 55	Fiore	Site Rev.	Route 11	12/22/03	01/19/04	01/19/04		Expansion - 2 Additional Buildings
P04-04	26/10 & 10-1	Bahre/Nelson	BLA	Route 28 & Range	12/22/03	03/08/04	03/08/04		
P04-05	15/15	Weldon	Des. Rev.	Chestnut Cove Rd.	12/22/03				Explained 1-12-04
P04-06	70/26 & 27	Costonis	Vol. Mrgr.	Sunset Shore Dr.	12/26/03		01/19/04		
P04-07	72/56 & 57	Warnick	Vol. Mrgr.	Scott Dr.	12/05/03		01/19/04		
P04-08	32/54 & 55	Fiore	Vol. Mrgr.	Route 11	12/29/03				Board determined it was not necessary.
P04-09	2/12	Sav-On-Insulation	Subd.	Route 28	01/02/04	03/08/04	05/10/04	5	
P04-10	65/65 & 63/40	Paul/Paolucci Tr.	Vol. Mrgr.	Railroad Ave.	01/12/04		03/22/04		
P04-11	29/38 & 38-1	Profile Bank	BLA	Route 11 & Mooney	01/19/04	02/09/04	02/09/04		
P04-12	29/38	Profile Bank	Site Rev.	Route 11	01/19/04	02/09/04	04/12/04		New Bank Building
P04-13	29/38-1	Profile Bank	Site Rev.	Route 11 & Mooney	01/19/04	02/09/04	04/12/04		
P04-14	17/7	Merlin Materials	Subd.	Route 11 N	01/15/04	01/17/04	11/08/04	3	
P04-15	11/25-47&34/26	Norton/Jones	BLA	Lakewood & Spring	01/19/04	02/09/04	02/09/04		
P04-16	15/49-1 & 51	St. Katharine Drexel	Site Rev.	Hidden Springs Rd.	01/19/04	02/17/04	05/24/04		New Church Building
P04-17	72/128 & 129	Nadeau	Vol. Mrgr.	Alton Shores Rd.	02/05/04		03/22/04		
P04-18	8/3	W&W Ralph Trust	Subd.	Route 140	02/12/04	03/08/04			Carried to 2004
P04-19	3/24-1	Welch	Subd.	Prospect Mountain	02/13/04	03/08/04	03/08/04	2	
P04-20	8/48	Bissell	Site Rev.	Route 28	02/12/04	04/12/04	06/14/04		Car Wash
P04-21	15/15	Weldon	Subd.	Chestnut Cove Rd.	02/26/04	05/10/04		16	16 lots proposed
P04-22	19/44	Beaver Brook Forest	Subd.	Hayes Rd.	03/18/04	04/26/04	05/24/04	2	
P04-23	16/16-3 & 16-2	Dominick	BLA	Reed Rd & County Rd	03/18/04	04/26/04	04/26/04		
P04-24	16/16-3	Dominick	Subd.	Reed Rd & County Rd	03/18/04	04/26/04	05/24/04	3	
P04-25	26/10-1	Bahre Alton Prop.	Des. Rev.	Route 28	03/22/04				Farm stand
P04-26	26/10	Nelson North Realty	Des. Rev.	Route 28	03/22/04				Supermarket
P04-27	19/8-2	Roberts Knoll Cpgd	Des. Rev.	Route 28	04/19/04				

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Applications Received:		63						
Applications Accepted:		38						
Applications Not Accepted:		5						
Subdivisions Approved:		11						
Site Plan Reviews Approved:		9						
Boundary Line Adjustments Approved:		12						
Voluntary Mergers Approved:		7						
Governmental Use Applications:		0						
Applications Withdrawn:		1						
Number of New Lots Created:		48						
Number of Apartments Created:		0						